

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Hendricks-Passy Townhomes, Inc.

Case #: 7-R-03

Date: 1/28/03

Comments:

No Comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The plans did not include an engineering utility design for this site, indicating water and sewer services for the building. This design is required for engineering review prior to final development review authorization. Standard City details for construction and specifications shall supplement this drawing.
3. A stop sign and bar is necessary a minimum per MUTCD and FDOT standards/indexes for the egress onto Bayview Drive.
4. The parking spaces shown backing out onto Bayview Drive should be reoriented so they are accessed from the ingress and egress locations, providing acceptable sight triangles to avoid complications with entering or exiting traffic.
5. The parking spaces located adjacent to the outer building walls (numbered 2 and 17 on the plan A-1) may not provide adequate width for passenger and driver, respectively) to get out of the car. Please consider wider spaces for this potential problem.

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6. The engineer shall include a paving and drainage plan which clearly indicates existing and proposed site grades, pavement and public sidewalk grades and location. This plan shall be supplemented with sufficient details per City standards to demonstrate on site retention of water, and general physical construction details for pavement, curb and/or valley gutter matching that existing on the street and typical sidewalk construction.
7. Please remove the three (3) parallel parking spaces and relocate the pedestrian easement to the property boundary or construct a raised sidewalk six (6) inches above the VUA to protect the pedestrians within the easement.
8. A photometric (lighting) design is required for this site in accordance with Section 47-20.14 for all parking areas.
9. All waterway structures, docks, seawall, piers, etc. are subject to requirements for a separate engineering permit and must be in accordance with Section 47-19.3 of the City Ordinances.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

1. Flow test required.
2. F20 of the FFPC requires fire line to boat docks.
3. Civil plan required showing hydrant, fire mains, DDC, and FDC.
4. Fire sprinkler systems required at permit .

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Hendricks-Passy Townhomes, Inc.	Case #:	7-R-03
Date:	1/28/03		

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

1. Verify that the requirement for site 35% landscape area is met.
2. Add the calculations for the 20% landscape area for the vehicular use area to the "calculation list".
3. "Equivalent replacement" for removed trees cannot be palms. Revise the calcs. as required. Any trees or palms that would be considered good candidates for relocation should be relocated.
4. All trees (including Ligustrum) require a min. 8' wide pervious planting area.
5. Make sure that planting in the vicinity of powerlines is in accordance with FPL guidelines. One of these is that large trees (such as Oaks) need to be 30' away.
6. Signoff plans to be sealed by the Landscape Architect.

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Division: Planning

Member: Mike Ciesielski
954-828-5256

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

Request: Site Plan Level II/ New construction of five (5) residential units (townhouses).

1. The proposed development must comply with all of the requirements of Section 47-18.33 (Townhouse).
2. Please specify on site plan that “no liveaboards are permitted” and that “the docks shall be for the use of upland residents only”.
3. Pursuant to Sec. 47-18.33.B.5.d., any portion of a townhouse structure that exceeds twenty-two (22’) feet in height shall be set back a minimum of an additional one (1’) foot for each foot of height above twenty-two (22’) feet. It appears that neither the architectural feature (a study) nor a portion of the roofline adhere to this regulation (see West Elevation). Confirm this with the Chief Zoning Plans Examiner.
4. Confirm with Senior Landscaping Plans Examiner whether landscaping along the south property line meets landscape code requirements.
5. Provisions satisfactory to the City Attorney shall be made for a recordable easement
 - a) over the driveway for all public utilities and for use by owners within the group, and
 - b) along the front and rear property lines of the group for use by owners of the group.
6. Show location of all mechanical equipment. Any rooftop equipment requires a line of sight drawing to demonstrate that the equipment is not visible from the adjacent property.
7. Highlight on otherwise identify the subject site on the aerial maps.

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8. On the site plan, indicate the building footprints of all structures adjacent to the subject site and label their setbacks.
9. Staff strongly recommends contacting the neighborhood association (Coral Ridge Civic Association) and advising them of this proposal.
10. Please dimension the docks and note the width of the waterway on the site plan.
11. Please provide a sectional drawing (properly dimensioned) that shows how the dock and seawall relate to the building.
12. Discuss both the proposed location of pedestrian easement and the proposed parallel parking with the Engineering Design Manager.
13. Additional comments may be forthcoming at the DRC meeting.

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Division: Police **Member:** Det. C. Cleary- Robitaille
954-828-6419

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

1. All first floor glass should be impact resistant. The rear sliding glass doors and windows are particularly vulnerable to burglary, as they are very private.
2. All units should have a perimeter alarm system which includes a glass-breaking sensor system.
3. Will there be any access control to the development?

Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Hendricks-Passy Townhomes, Inc. **Case #:** 7-R-03

Date: 1/28/03

Comments:

1. Pursuant to section 47-18.33.B.5.b the pedestrian/utility easement shall be along the property line. The southern easement does not comply with aforementioned code section.
2. Balconies encroach into the required side yards above twenty-two (22) feet pursuant to the requirements of section 47-18.33.B.5.d.
3. Architectural feature shall not be located in the required side yard above twenty-two (22) feet pursuant to section 47-18.33.B.5.d.
4. Balconies shall not encroach into any yard a total combined linear façade length not greater than twenty percent (20%) of the total façade to which they are attached pursuant to section 47-19.2.B. Provide balcony percentage calculations.
5. Indicate canal width and note indicating number of live-aboards on site plan.
6. Additional comments may be forthcoming at DRC meeting.